

Final Landmark Designation Study Report
St. James's Church
1991 Massachusetts Avenue, Cambridge, Mass.



Summary

St. James's Church reflects the evolution of Porter Square, the traditional center of North Cambridge, from an outlying district of Cambridge to an established neighborhood. It stands on the site of the historic Davenport Tavern at the intersection that was the nucleus of Porter Square until the mid-nineteenth century. The product of noted residents of Cambridge as founders, benefactors, designers and craftsmen, St. James's Church is architecturally significant as an excellent and rare example of the Richardsonian Romanesque style in Cambridge, erected contemporaneously with the great municipal buildings of the 1880s, the Cambridge City Hall and Public Library. It is the only Massachusetts work of the important ecclesiastical architect of New York, Henry Martyn Congdon, and the only church of his in this style. The church meets criteria (1) and (2) of Chapter 2.78, Article III of the Cambridge City Code for landmark designation.

Landmark designation of St. James's Church was discussed as early as 1990. The present recommendation stems from a proposal by the church and Oaktree Development, Inc., to raze the parish hall complex and construct a new building containing parish facilities and residential condominiums. The Cambridge Historical Commission secured a commitment from the church to dedicate proceeds from the project to maintenance and restoration of the historic building and a guarantee that public access to the garden will be maintained. The Commission approved the project on October 29, 2010, and the provisions of its Certificate of Appropriateness dated November 4, 2010 are incorporated into the recommended Order for City Council adoption.

Cambridge Historical Commission
November 4, 2010

St. James's Church
1991 Massachusetts Avenue, Cambridge, Mass.
Final Landmark Designation Study Report¹

I. Introduction

St. James's Episcopal Church consists of a sanctuary built in 1888, an 1884 parish hall (with additions of 1912 and 1958), and the Knights Garden, purchased in 1915. The property has been listed on the National Register of Historic Places since 1983. In 2009 the church agreed to partner with Oaktree Development, Inc. the owner of an adjacent property (a former carwash) on Massachusetts Avenue. Concern about the effect of the proposed condominium development on the church led the Cambridge Historical Commission to initiate a landmark designation study in December 2009.

A. Ownership and Occupancy

Title to the Saint James's church property is held by the Episcopal Diocese of Massachusetts. The buildings consist of a sanctuary and an attached parish house and classroom wing. A thrift shop, soup kitchen, foster home center and a preschool are among the many programs that formerly occupied this site, but all of these activities and tenants have left the premises. The parish house is presently vacant because of anticipated construction, but the sanctuary remains active.

In 2009 the church and the diocese agreed to explore a condominium arrangement with Oaktree Development, Inc. If the proposed condominium project receives regulatory approval, the church and Oaktree will pool their land, demolish the parish house, and construct a new building. St. James's will own the sanctuary building, the garden, and a new parish house on the first floor of the new building, and Oaktree will sell the residential condominiums. Some proceeds from the sale will accrue to St. James's for the maintenance and restoration of the historic building.

B. Location and Land Use

St. James's Church is located at 1991 Massachusetts Avenue, just west of Porter Square. The property, parcels 49, 50 and 62 on Assessor's Map 181, contains 43,349 square feet of land with a frontage 179 feet on Massachusetts Avenue and 159 feet on Beech Street. The assessed value of the land and buildings is \$7,730,800.

1. Area Description

St. James's Church stands west of Porter Square near the Somerville line. It occupies the corner of Massachusetts Avenue and Beech Street, an intersection which formed the nucleus of North Cambridge until the establishment of railroad service in 1842.

¹ Portions of this report were prepared by Patricia Bovers, Ann Clifford, Sally Zimmerman, Sarah Burks, and Charles Sullivan.



Aerial view of 1991 Massachusetts Avenue (Parcels 181-49, -50, -62). City of Cambridge Assessing Dept., 2010

Although somewhat removed from the activity of modern Porter Square, St. James's Church stands at a heavily-trafficked intersection amidst a number of commercial buildings. The adjacent lot at 2013-19 Massachusetts Avenue is occupied by a car wash (now closed); abutting that is the 1896 Engine 4 fire station. Opposite the church on Beech Street, at 1977-79 Massachusetts Avenue, a former funeral home has been radically remodeled to fill the available zoning envelope. Kingdom Hall of the Jehovah's Witnesses (built 1891 as the Woodbridge Gymnasium, reconstructed 2000) stands at 9 Beech Street behind the church. The neighborhood north of the church is residential, with single, two- and three-family houses located along Orchard Street and its side streets. Opposite the church to the south are two, three, and four story late 19th and early 20th century commercial blocks lining Massachusetts Avenue.

2. Planning Issues

While the complex of buildings about St. James's Church has been remodeled over time, the church itself retains its original appearance. The forecourt of the parish house has devolved to an unsightly parking lot, while the "Knights Garden," a rare undeveloped area on Massachusetts Avenue that the church has fortunately retained, suffers from overgrown trees and shrubs and maintenance challenges.

Calls for the improvement of Massachusetts Avenue are currently being addressed by a Community Development Department study which is focusing on design review of new projects and the preservation of historically important buildings. The recent development at 1977-1979 Massachusetts Avenue, which blocked a critical view of the church, brought home the importance of preserving sight lines of significant buildings. Implementation of the study would ensure that future development will respect the architectural character of the avenue. Public improvement



Left to right: Henderson Carriage building, 2801 Massachusetts Avenue; Engine Four, 2029 Massachusetts Avenue; St. James's Church; former Long's Funeral Home, 1979 Massachusetts Avenue. CHC photo, 10/2010



Left to right: Engine Four, 2029 Massachusetts Avenue; St. James's Church; former Long's Funeral Home, 1979 Massachusetts Avenue. CHC photo, 10/2010

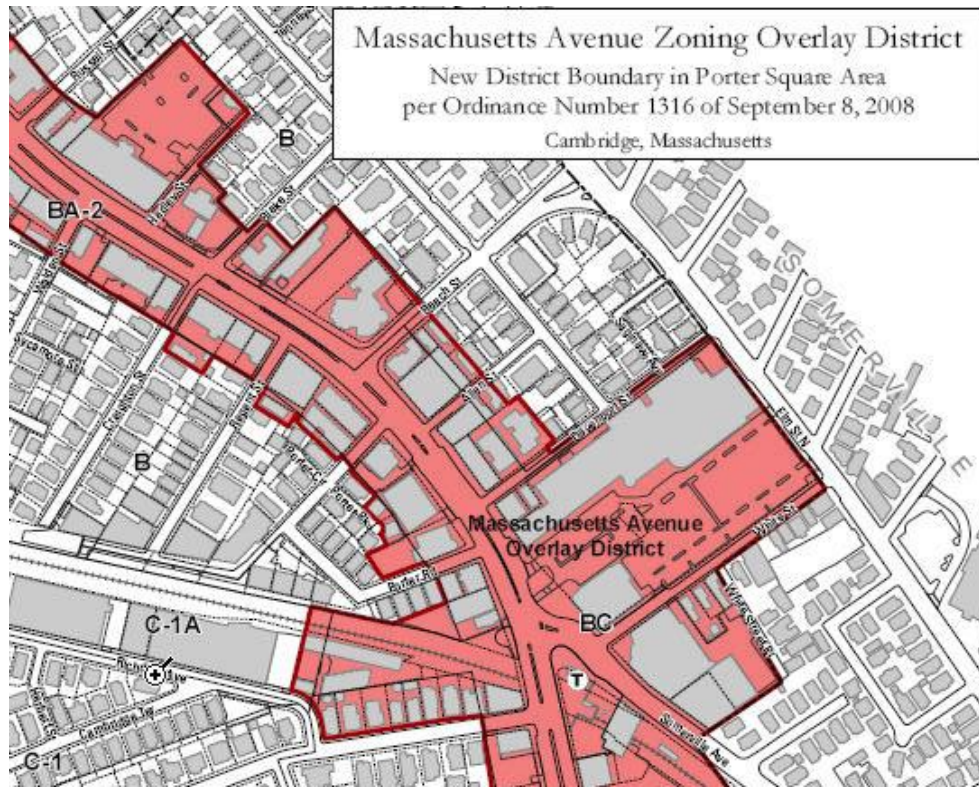
projects that could affect the setting of the church could involve streetscape and infrastructure improvements that have occasionally been proposed for Massachusetts Avenue.

One private development project is active in the vicinity. The redevelopment of the Kaya-Ka Restaurant site at 1924 Massachusetts Avenue into a 50-room hotel has been permitted but has not yet begun. The five-story hotel, slightly taller than the Masonic temple next door, would have an underground parking garage and a large restaurant. No other development projects are known to be planned for this vicinity. As the renovation project at 1977-79 Massachusetts Avenue makes clear, changing property values around the church will continue to influence its setting. Gentrification of the commercial district can be expected to continue.

3. Zoning

St. James's Church is located in a BA2 zone, which allows for neighborhood retail, offices and residential use, with an FAR of 1.75 and a 45 foot height limitation for the latter use. The church as it stands has a FAR of .46, indicating substantial amount of development potential under current zoning regulations. Religious properties are governed by the terms of the Institutional Use Regulations; St. James's is subject to the Existing Lot Status regulations for properties outside of

Institutional Overlay Districts. As an institutional use in existence prior to 1980, St. James's is grandfathered as an allowable use.



Zoning in the project vicinity. City of Cambridge Community Development Dept.

St. James's is also located in the Massachusetts Avenue Overlay District, which was enacted in 2008

to create a more harmonious and consistent image for the development along the Avenue and adjacent areas, to encourage good building design and site development which enhances the pedestrian amenities along the Avenue, to ensure that changes along the Avenue are compatible with the scale and character of the abutting neighborhoods, to encourage the retention of existing buildings of historic value and uses which serve the abutting neighborhoods, and to discourage new development inappropriate in both scale and design.

Among other criteria, the Overlay District provides that "building facades shall be designed to enhance the visual quality of the Overlay District, create an environment pleasant and inviting for the pedestrian and compatible with the residential neighborhoods in close proximity to the district." Exceptions from the provisions of the overlay district may be allowed by Special Permit granted by the Planning Board.

4. Proposed Condominium Project

The proposed Oaktree/St. James's condominium development will encompass the combined church and carwash site, which contains about 58,450 square feet. The new structure will have facades on both Massachusetts Avenue and Beech Street, and will enclose the church and the relocated garden on two sides. The ground floor will be mostly occupied by the new parish hall, library, classrooms,

and related spaces for church use, as well as retail space on Massachusetts Avenue and the entrance to the condominiums on Beech Street. The remainder of the ground floor and the upper three floors will contain a total of 46 residential units. Underground parking will be entered from Beech Street. The new structure will connect with the north transept of the church via a one-story link at approximately the site of the present connection to the parish hall.



Schematic site plan from an early presentation showing the relationship of the new building to the church. The hatched area denotes the parish hall. Sasaki Associates, 2009

The major issues that were discussed by the CHC and the development team and their architects, Sasaki Associates, were the height and appearance of the proposed new building; the impact of the new building on the Massachusetts Avenue streetscape, especially the possibility of it blocking the views of the church and the adjacent firehouse; the nature of the connection to the church; the size and character of the new garden, and the need for public access to it; and the commitment of the congregation to maintaining the historic church building. Extensive public testimony was received concerning the impact of the proposed development on the surrounding neighborhood, and on the church building; the loss of the Knights Garden, an historic green space; and the presence and appearance of the Beech Street entrance to the parking garage. Many members of the public pointed to the recent construction of a tall building on the adjacent former Long Funeral Home site and opposed any more structures of that type.

Regulatory reviews by the Cambridge and Massachusetts Historical Commissions secured a significant reduction in height of 4', so that the new building would be lower than the ridge line of the church. The footprint of the Beech Street wing was moved away from the apse, and the upper part of the Massachusetts Avenue façade was set back to maintain a view of the firehouse tower next door. The Beech Street elevation was enclosed to eliminate the view of grade-level parking under the building. At the same time, the residential neighbors negotiated the appearance of the elevations facing them and the conditions for use of the space around the perimeter of the new building. The Cambridge Department of Traffic & Parking exercised review of the drop-off area on Massachusetts Avenue, the surface parking, and the underground parking. The Cambridge Planning Board granted the project a Special Permit, subject to staff approval of certain details.



St. James Place condominiums, with St. James's Church in the foreground. Sasaki Associates, 2010

5. Historic Preservation

St. James's Church was individually listed on the National Register of Historic Places in 1983. It has been protected since 1987 by a perpetual preservation restriction held by the Massachusetts Historical Commission. This requires that any alterations, new construction or demolition on the site conform to the Secretary of the Interior's Standards for Historic Buildings and be approved by MHC staff. The premises are also currently protected by the Cambridge Historical Commission as a potential landmark. Both measures provide for mandatory review and approval of demolition, alterations, and new construction on the church property.

The CHC evaluated the potential of St. James's Church for landmark designation in the mid-1980s, but no action was taken. In 2003 the Commission received a petition from parishioners who were concerned about the proposed construction of an emergency exit in the Knights Garden. A landmark designation study was terminated without further action in light of the MHC's 1987 preservation restriction, but the CHC and St. James's negotiated an agreement that included a statement of standards for alterations and new construction on the site (see Appendix A). In 2005 Commission awarded the church a grant of \$50,000 (later increased to \$100,000) to support restoration of the bell tower.

In 2008 Oaktree Development, Inc. acquired the abutting carwash site and began to negotiate with the church about a joint venture. In 2009 Oaktree and the church filed an application for a Special Permit with the Cambridge Planning Board. Over time the community felt that the church was not being responsive to its concerns, and the CHC grew concerned that the 2005 agreement was being disregarded. At a public hearing on December 3, 2009, the CHC voted to accept a citizen petition to initiate a landmark designation study,

On January 3, 2010 the CHC voted to approve in principle the demolition of the parish house complex and the general location and size of a new parish house and residential condominium



St. James Place, with Engine 4 at left and St. James's Church at right. Sasaki Associates, 2010

building. This approval was conditioned on receiving further information from the church on the ownership arrangements and financial rationale of the project; a commitment to maintain the historic sanctuary building; a commitment to public access to the new garden; provision of a landscape plan; and further review of the new building's exterior features (Appendix B).

On April 1, 2010 the CHC held another public hearing to review the church's response to the five conditions established in January. The church submitted a capital improvement plan and reported that the Episcopal Diocese of Massachusetts had approved its agreement with Oaktree (Exhibit C). At the conclusion of the hearing the Commission confirmed its prior approval of the project and accepted the church's capital needs projections. The Commission asked for a commitment from the church to place a significant portion of the income from the development project in an endowment dedicated to maintenance of the historic building; asked for a written commitment to public access to the new garden; reiterated its request for a landscape plan; and said it would continue to review the exterior features.



St. James Place residential condominium entrance wing on Beech Street.
Sasaki Associates, 2010

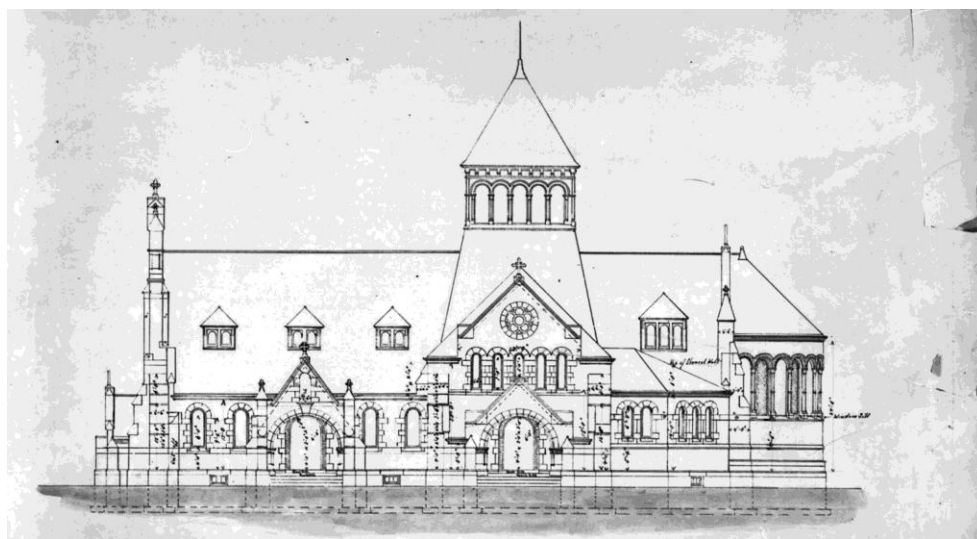
On July 1, 2010 the CHC accepted St. James's agreement to create a property endowment from the proceeds of condominium sales; accepted, with modifications, the church's written commitment to public access to the garden, subject to certain restrictions; and repeated its request for a landscape master plan and further information on the materials of the new building.

On October 29, 2010 the CHC met on site and reviewed the landscape plan and a materials panel that had been set up outside the sanctuary. The Commission voted to approve a Certificate of Appropriateness for the project, subject to a) further review the landscape plan by the staff, in consultation with the landscape historian member of the Commission, which was subsequently completed, and b) approval of exterior color of the trim by the full commission at a subsequent meeting.

A draft of the Preliminary Landmark Designation Report for St. James's was placed on the Commission's website on November 2, 2010, and was distributed to the members of the Historical Commission and to representatives of the church and Oaktree. The draft was discussed at the Commission's November 4, 2010 hearing, the published notice for which listed consideration of the report. Among the public comments was a request by the rector of St. James's that installation of tents for weddings and similar functions, planting of trees, and a possible future columbarium be exempted from review. The Commission assured the rector that review would not be required for temporary removable structures or for tree plantings, but that permission would be required to construct or install a columbarium. Minor, non-substantive editorial revisions were discussed and are contained in this Final Report, which the Commission voted to approve and forward to the City Council with the recommendation that it adopt the Order included herein to designate the St. James's property as a landmark.

II. Description of the Church

The St. James complex consists of a church built in 1888, an 1884 parish hall (with additions of 1912 and 1958), and the Knights Garden, purchased in 1915. The church itself is a masonry structure constructed of brick, freestone, sandstone and slate. The parish hall incorporates brick and frame additions to the earlier wood-frame parish hall of 1884 and 1912.



Henry M. Congdon, St. James's Church, south elevation

St. James's Church is a Romanesque Revival structure constructed of puddingstone with sandstone and pressed brick trimmings. The low, broad effect of the exterior, dominant central tower, bold use of quarry-faced stone, and Romanesque features recall Henry Hobson Richardson's Trinity Church, Boston (1872-1876). Like Trinity, the building is pyramidal in form, building up to the central crossing tower. Unlike that innovative, centrally-planned church, however, St. James's Church has a basilica plan with abbreviated transepts. The low roof, bold string courses, and broad semicircular arches at each entrance stress the horizontal rather than the vertical.

The church is set at a forty-five degree angle to the grid of the surrounding streets, maintaining the strict east-west axis of a traditional basilica plan. Setting the church at this angle enabled the architect to maximize square footage of the building on the corner lot and create inviting

approaches from Massachusetts Avenue. The west facade, traditionally the principal elevation, is secondary to the south elevation. The full impact of the picturesque composition, with central crossing tower, porches dormers, buttresses, and a complicated arrangement of forms at the apse, becomes apparent as one proceeds west on Massachusetts Avenue from Porter Square.



St. James's Church, 1991 Massachusetts Avenue. CHC photo, 10/2010

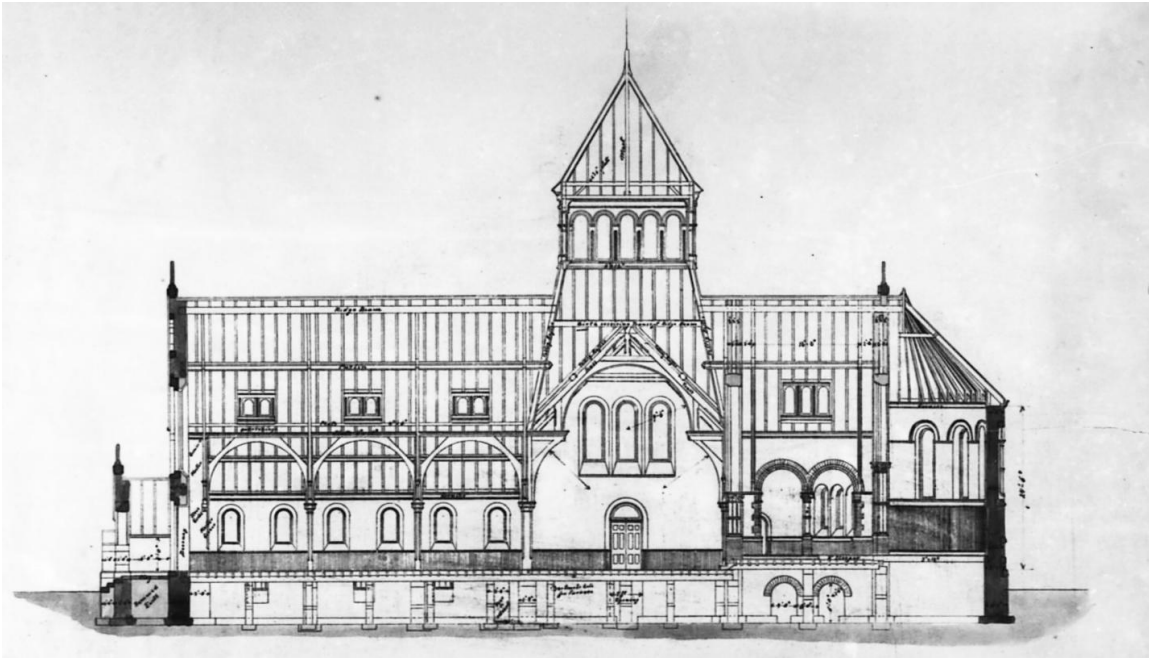
The porch on the south transept is conspicuously located at the corner of Massachusetts Avenue and Beech Street, and was originally flanked by elm trees. A small rose window is set into the end gable of the south transept with five lancets below. A smaller porch contains another entrance; like the others, this has double oak doors with elaborate hinges. The walls are heavily buttressed; gables and other features are capped with carved crosses, monograms, and floriated pinnacles.

The picturesque massing of the church is complemented by the rich coloration and texture of the surface treatment, which was described a few days prior to the opening services:

"the material is a variety of very rough puddingstone from Brighton, laid quarry-faced in irregular rubble, the prevailing color being a rich yellowish brown. The pointing, on which nearly four months of labor were expended, is the best French La Farge cement, colored dark with a flush joint, untooled, and gives the wall a remarkably fine appearance. The trimmings are partly of Kibbe stone from Longmeadow, Massachusetts and partly of red pressed brick."²

The roof is of grey slate, with copper ridge coverings and painted wood trim. Slate also covers the base of the tower, becoming a major decorative aspect of the exterior.

² Kibbe stone was a variety of brownstone, so called after its quarry of origin in central Massachusetts.



Henry M. Congdon, St. James's Church. Longitudinal section.

The architect, Henry Martyn Congdon (1834-1922), was the son of Charles Congdon of Brooklyn, New York, a founder of the New York Ecclesiological Society in 1848. The “ecclesiological” movement was an architectural and religious reform movement that grew out of efforts in the Church of England to revive the forms and practice of medieval worship in the mid 19th-century. Church architecture, it believed, should express the liturgical ties between Anglo-Catholic worship in America and the High Anglican church movement in England. Congdon graduated from Columbia College in 1854, apprenticed to a church architect, John Priest, in Newburgh, New York, and after Priest’s death formed a partnership with John Littel. Congdon worked briefly with J. Cleveland Cady, and from 1901-1922, he was in partnership with his son, Herbert Wheaton Congdon, but for most of his career, Congdon practiced independently. He was the architect of numerous Episcopal churches in cities throughout the eastern United States. In his 1935 undergraduate thesis, architectural historian John Coolidge wrote:

One of the most prominent and prolific Episcopalian architects of the later 19th century ... [Congdon] is one of the very few who developed a personal style, and held to it continuously. Some of his earlier churches suggest strong Victorian Gothic tendencies, but by the middle seventies he was well embarked on his own manner. The reward of this persistency came in the later ‘70s and ‘80s when his style was not infrequently imitated.

Architectural historian Sarah Bradford Landau wrote:

Bold surface detail, large dominant towers, and a picturesque grouping of elements characterize Congdon’s churches. Trinity Church (1873, 1874-92) in Portland, Connecticut, in the Victorian Gothic mode, and the strikingly colorful Saint James Episcopal Church (1888) in Cambridge, Massachusetts, a Richardsonian building, are outstanding examples of his distinctive manner.

The majority of Congdon’s churches are based on earlier contemporary or historical English models and clearly express the strong Anglo-Catholic liturgical link to England. Bold surface detail, a large dominant tower, and the picturesque grouping of elements are characteristic of his

church designs, regardless of style. Among his other churches, St. Michael's, High Street (Brooklyn), the Church of the Atonement (Brooklyn), and Calvary Church (Utica, NY) are often cited as particularly fine.

The general configuration and stylistic associations of St. James's Church recall H.H. Richardson's Trinity Church (1872-1876) in Boston, and, like Trinity Church, expressed the theological direction of the congregation. These two structures exemplify a new type of church building that had developed as a result of the controversies in the mid to late nineteenth century between the Anglo-Catholic ("High Church") and the Evangelical ("Low Church") factions of the Episcopal Church in America. The Reverend Phillips Brooks, rector of Trinity Church in Boston and a leader of the "Low Church" movement, supported Richardson's innovative use of a centralized Greek cross plan for Trinity Church. This type of plan shifted the focus from the altar to the pulpit, thereby expressing the Evangelical emphasis on the sermon rather than the liturgy. The broad nave, round apse plan with wide transepts, and the dominant crossing tower of St. James's Church directly recall those of Trinity Church and reflect the founders' alignment with the Evangelical position.

Congdon's early designs typically expressed a strong Anglo-Catholic liturgical link to contemporary churches in England. An early work in this manner is St. John's Church, Dubuque, Iowa (1878) with a dominant west end tower, steep roof, and pointed arches. It is strongly reminiscent of the Church of the Advent (1875-88, Sturgis & Brigham), which was intended to be the great symbol of Anglo-Catholicism in Boston. St. James's Church in Cambridge and Christ Church, Danville, Pennsylvania (1881-83) depart from Congdon's earlier tendencies and demonstrate the influence of Trinity Church, Boston. With bolder massing, proportionately larger features, and the tower placed over the crossing, the churches assumed a pyramidal form. As St. James neared completion, Congdon became involved with projects for Grace Church Cathedral, Topeka, Kansas and with a competitive design for the Cathedral of St. John the Divine in New York City. Congdon's design for the cathedral emphasized the same functional aspects for congregational access to the liturgy that were present in the plan of St. James.

In November 1889, the *Cambridge Tribune* carried a detailed description of the sanctuary.³

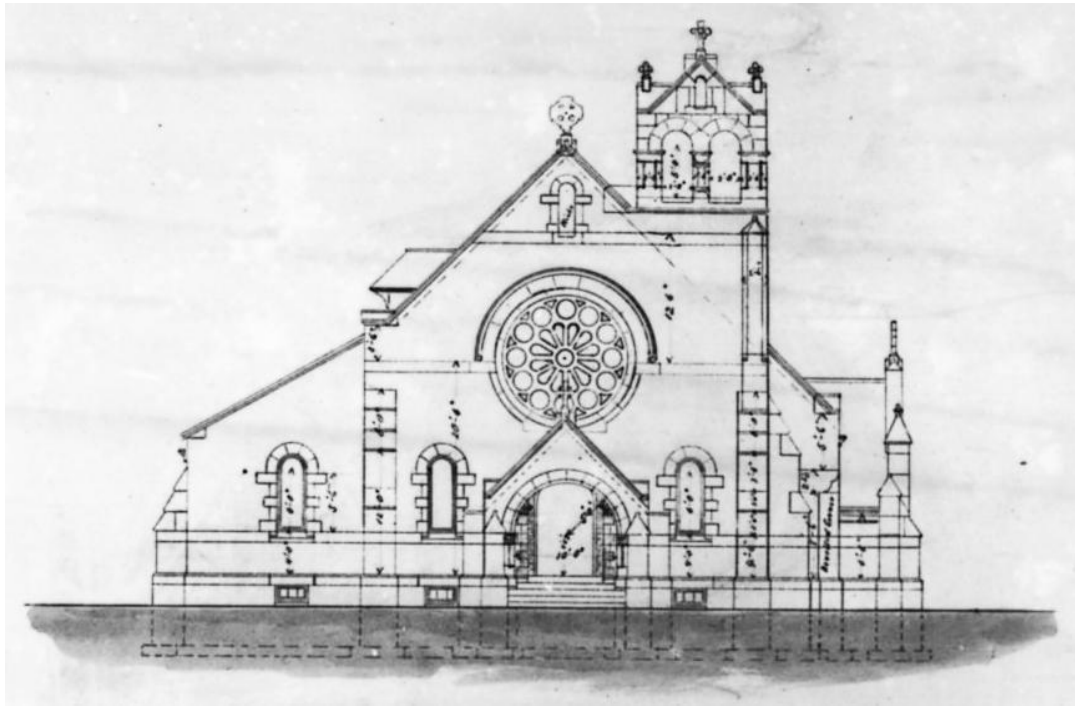
"The whole of this broad and spacious roof is open timbered in Georgia pine and ceiled with cypress, its heavy trusses, lighter rafters, columns, capital mouldings, and cusped work making up a simple but beautiful whole. All this woodwork is stained into a deep coloring in harmony with the treatment of the walls, the prevailing tints of which are terra-cotta, olive and old gold, with horizontal bands of purely decorative meaning, and the deep window splays accented with contrasting tints."

The decorative scheme of the chancel, donated in its entirety by Mary Longfellow Greenleaf in memory of her husband James Greenleaf, is richer and more costly than that of the nave. A contemporary wrote that "the memorial chapel ... is one of the two or three noblest in the diocese. In fact, the architect says that there are not many in the country that surpass it, either in amplitude or nobility. It consists of a choir with stalls for thirty choristers and six clergy, and a sanctuary of apsidal form, the circle being completed by the communion rail." The alcoves to either side of the choir, housing the organ and a font, are semi-octagonal in plan to conform to the lines of the lot.

³ The following description is intended for informational reference only; landmark designation is confined to the publicly-visible exterior architectural features of the building

Richardson, John Lafarge and his craftsmen on the first large scale decorative program designed and executed by American artists.

The walls of St. James's, originally painted terra-cotta, olive and old gold, would have complemented the original stained glass. (Unfortunately, much of the original color scheme has been covered with pastel paint; the overall scheme would have resembled the interior of the recently-restored Cambridge Public Library.) The six stained glass windows of the sacristy were designed by Hemming of London, a pupil of Clayton & Bell, a firm whose windows were frequently praised by *The Ecclesiologist*, an English publication which helped determine the form of High Victorian Gothic architecture in England and America. Locally, the firm contributed to the Old South Church (Cummings & Sears, 1875), Trinity Church (Richardson, 1872-1876), and the Church of the Advent (J.H. Sturgis, 1881-1882). The six painted dormer windows depicting angels in the choir of St. James's Church are by the New York studio of the English-born stained glaziers Joseph and Richard Lamb.



Henry M. Congdon. St. James's Church. West elevation, with rose window

Since the building fund was not sufficient at the time of construction to complete the stained glass window program, the parish adopted a plan of installing memorial windows over time. "Cathedral glass in neutral tints and of an inexpensive quality" supplied by Redding, Baird & Co. originally filled approximately thirty windows. In addition to the sanctuary, dormer and rose windows, two memorial windows were in place at the opening services of the church in November 1889. Installed by Phillips, Slocum & Co. of Boston and located on the west facade and in the sacristy, these original windows depict the Good Shepherd and Easter lilies.

The rose window and three lancets on the west wall have been attributed to the Tiffany studio. The Rice Memorial Window, "Christ the Light of the World" is a standard Tiffany design based on a painting by Millais of the same title. Two other memorial windows dedicated to Samuel Batchelder and George Dexter, founders of the church, are also likely to be by Tiffany.

Other potentially significant windows have been attributed to Harry Eldredge Goodhue or his son Wright Goodhue. The elder Goodhue, brother of the prominent Gothic Revival architect Bertram Goodhue, is considered a pioneer of stained glass design in America. Among the likely Goodhue windows at St. James's are the Dorcas window on the north wall and windows in the baptistry as well as a window dedicated to founder Mary Longfellow Greenleaf and the Easter windows of the north transept. A Madonna and child window on the north transept is by Reynolds, Francis and Rohnstock and was installed in 1935. Later windows are less sympathetic to the interior decorative program than those which were installed under the direction of the overseeing architect.

William L. Dodge, a vestryman who had designed the parish house in 1884, directed the masonry work on the church, and he and John A. Dodge, the junior warden, a carpenter born in Nova Scotia, constructed the roof and superintended all the finish work. The pews, altar, bishop's chair, and credence shelf were personally made by Dodge. Other local suppliers, such as Dugan & Rutherford of East Cambridge and Sands of North Cambridge, provided the cut stone and exterior brick. Irving & Casson, specialists in interior woodwork and furnishings since the 1860s, provided the chancel furniture, wainscot and pulpit.



View of the tower from the north, with the minister's study (1912) at left. CHC photo, 10.2010

The Parish House is the only building on the site older than the present church. It was constructed in 1884 at the back of the original church, which was an 1871 frame Gothic Revival building facing Beech Street. Designed and built by William Dodge, a local builder, the Parish House is a 2½-story wood frame Stick Style structure. The Parish House was enlarged in 1912 with an addition

containing the minister's study (William P. Richards, architect). In 1958, the original church was demolished and the Parish House was again enlarged to its present appearance with a one-story brick structure fronting the parking lot off Beech Street. A wood frame classroom with a stucco exterior was added about the same time. An emergency exit from the Parish House into the Knights Garden was added in 2003.



The parish house (1884), with the 1958 classroom addition in the foreground. CHC photo, 10/2010



The minister's study, added to the parish house (rear) in 1912

III. History of the Property

In the seventeenth century, the location of St. James's Church was the junction of roads in Cambridge and Charlestown, linking these villages to Concord and Medford. The Cambridge common land divisions of 1703 and 1724 made the land available for settlement. Tradesmen soon found the location advantageous, and by the mid-18th century, various enterprises had been established at the crossroads, including blacksmiths, wheelwrights, and chaise makers. The Cooper-Davenport Tavern, built in 1757 on the future site of St. James's church, anchored the village. The opening of the Middlesex Turnpike (present Hampshire and Beacon streets) in 1805 and the establishment of a cattle market and hotel opposite the tavern early in the 19th century expanded commercial traffic. When the Fitchburg Railroad began passenger service in 1842, the focus of the

area permanently shifted east to the intersection of Massachusetts and Somerville avenues. Porter Square developed into today's familiar shopping and transportation center in the 1950s.

St. James's Church occupies a corner site where the Concord Road (Massachusetts Avenue) swung tangent to the Charlestown line and connected with the Medford and Charlestown Roads via Beech Street. The deed history involves a six-acre plot of land over the Charlestown line that was annexed to Cambridge in 1802. Bordered on the southwest by common lands in Cambridge, on the northwest by land owned by John Watson, and by roads on the northeast (now Elm Street) and southeast (now Beech Street), this tract was purchased by Jonathan Gove from Jonathan Bowers in 1700. In 1706 Gove purchased half an acre on the south side of Massachusetts Avenue opposite Beech Street from the Proprietors of Common Lands in Cambridge and built a house and barn. He purchased Lot 21 of the 1724 division of the Cow Common from Amos Marrett in 1726, extending his holdings from Beech Street nearly to Russell Street along Massachusetts Avenue and from Massachusetts Avenue to Elm Street along Beech Street.

When Gove moved to Weston in 1729, he conveyed his house and land to his brother-in-law Jonathan Cooper. In 1759, Jonathan Cooper Jr. purchased the lot on the west corner of Beech Street and Massachusetts Avenue, which became the site of the Cooper-Davenport Tavern and later of St. James's Church. He converted the house, which had been erected on this land in 1757-1758, into a tavern some time before died in 1765. Three years after Cooper's death, his widow sold the tavern and the title passed through a series of Boston and Newton merchants.

John Davenport purchased the tavern in 1806 and erected an extensive addition. Sylvester Edson, of Woodstock, Vermont, acquired the property in 1830 and the land across the road in 1833, thus acquiring most of the Jonathan Cooper holdings of nearly a decade earlier. Edson erected the Cattle Market Hotel, which would be renamed Porter's Hotel by a subsequent owner, in 1831.

The Charles River Bank foreclosed on Edson's land and buildings, and in 1837 sold them to George Meacham, a speculator, Ebenezer Kimball, a stagecoach operator, and Zachariah Porter, a dealer at the Brighton Cattle Market. The property comprised over seventeen acres, extending from Massachusetts Avenue to Creighton Street and across the railroad tracks to present Upland Road. Feed lots, a cattle market and slaughterhouses were established on open land opposite Beech Street in the 1830s and continued in operation through 1868. The Cambridge Market Bank, established by Porter and Meacham in 1851, temporarily shared its quarters near the hotel with the mission founded in 1864 that became St. James's Church.

Much of the land on which St. James's now stands was owned by Mary Meacham, who inherited it from her father George in December 1869. The congregation purchased the first lot fronting on Beech Street from Meacham in February 1870 and put up a new church in 1871. In April 1882, the rector, Edward Abbott, purchased a lot behind the first for a parish house. Abbott held the land in trust for the Trustees of Donations to the Protestant Episcopal Church in the Diocese of Massachusetts until "the building thereon to be erected is completed and fully paid for." In April 1885 the corner lot with the historic Davenport Tavern was purchased from Meacham for \$1,000 after it was discovered that the parish house had been built 18" over the lot line. When the present sanctuary building was constructed, the early Cooper-Pigeon section of the tavern was razed and the Davenport addition was moved to 81 Eustis Street, Somerville, where it still stands.



St. James's Church and vicinity, 1894. G. W. Bromley, Atlas of the City of Cambridge, plate 26.
Union Square is today's Porter Square

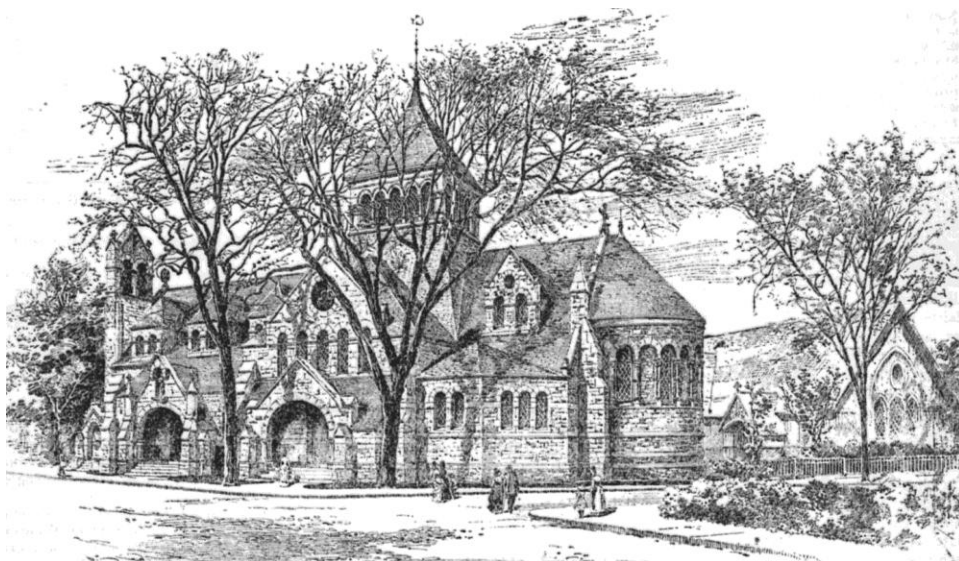


Left to right: Cooper-Davenport Tavern (1757-58); Parish House (1884); original church (1871)

The introduction of a horse trolley on Massachusetts Avenue in 1856 and the subsequent construction of affluent suburban homes on the avenue in the following years were among the factors affecting the demise of the cattle market. In his sermon on June 20, 1886, the Rev. Edward Abbott described the neighborhood in 1864, when the church was founded as a mission, thus:

North Cambridge was not then the solid and substantial precinct of the city it is now, but an outlying district on the pleasant country road leading to West Cambridge. The railroad was here, and the station, and the horse-cars and Porter's Tavern and a bank and a great cattlemarket between the railroad and the avenue; but our pleasant stately North Avenue, with its handsome houses and bricked sidewalks and ample foliage was a thing of the future.

In 1892, the church purchased a strip of land along Beech Street totaling 7,965 square feet from Samuel F. Woodbridge of Cambridge for \$1.00 "on the condition that no building shall be erected on said premises nearer than ten feet to the line of said Beech Street within ten years." It was held by the rector subject to a mortgage from Woodbridge. This prompted the subdivision of Woodbridge's remaining land, which occupied the entire southwest corner of Beech and Orchard Streets. On this stood the 1891 "Woodbridge Gymnasium," which was purchased by the Men's Club of the church and operated as a private hall for dances and recitals; it was sold during the depression to the Kingdom Hall of Jehovah's Witnesses. The original 1871 church was demolished in 1958 to allow construction of a parking lot and a classroom addition to the parish house.



Henry M. Congdon, "Plan of the Proposed New Church [with the original church at right]." *Cambridge Tribune*, June 16, 1888

Fearing the encroaching commercial expansion on Massachusetts Avenue, the church purchased adjoining property west of the church in 1915, demolished a large stable, and graded the land. The “Knights Garden” was designed by Cambridge city planner John Nolen and named for a group of Masons who donated the first trees and shrubs.



The Knights Garden, looking toward Massachusetts Avenue

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IV. Significance of the Property

A. Historical Significance

St. James's Church reflects the evolution of Porter Square from an outlying rural district and cattle market to an established neighborhood. The church stands at the important junction of Massachusetts Avenue and Beech Street, which has functioned as a principal link between Cambridge, Concord, Charlestown and Medford since 1638 and was the center of activity in North Cambridge until the Charlestown and Fitchburg railroads were established in 1843. The site is also the location of the historic Cooper-Pigeon-Davenport Tavern (1757-1958), one of Cambridge's important 18th-century taverns, and a witness to the events of April, 1775, and the skirmishes that attended the march of British regulars to and from Lexington and Concord.

The historic importance of the church also derives from the many prominent Cambridge families associated with it as founders and benefactors. The mission was founded in 1864 by a retired Episcopal priest, Rev. Andrew Croswell and his wife, Caroline Augusta Greenleaf Croswell, with the support of the Rev. Dr. F.D. Huntington and local laymen and philanthropists Samuel Batchelder and George Dexter. The first church building, constructed on Beech Street in 1871, was the gift of Mrs. James (Mary Longfellow) Greenleaf, the sister of Henry Wadsworth Longfellow and sister-in-law of the first rector. Mrs. Greenleaf, like Batchelder and Dexter, was a parishioner of Christ Church, Cambridge's oldest Episcopal Church. The rector there tried to persuade her to have the new church consecrated as a mission of Christ Church. Instead, Mrs. Greenleaf formally transferred her membership from Christ Church to St. James's Church in 1878.

Rev. Dr. Edward Abbott began his twenty-five-year rectorship in 1878. During his tenure the first parish house was built, land for a new building purchased, and the present sanctuary building erected. Mary Greenleaf donated the cost of the entire chancel, stained glass windows, the free-standing altar, and the Cole & Woodbury organ in her husband's memory. The building was consecrated in June 1900 by Rev. Huntington, Bishop of Central New York, who had presided over the first services of the mission in 1864.

B. Architectural Significance

St. James's Church is architecturally significant as the first Romanesque church to be completed in Cambridge, and as the only church in Massachusetts designed by the noted New York architect, Henry Martyn Congdon. While Henry Hobson Richardson's Sever Hall (1878) and Austin Hall (1883) at Harvard University initiated the Richardsonian Romanesque style in Cambridge, it was not until the late 1880s that the style fully arrived. St. James's Church, the Rindge Manual Training School, the Cambridge Public Library, and Cambridge City Hall were all erected in 1888 and 1889, and the Harvard-Epworth Methodist Church followed in 1891.

C. Relationship to Criteria for Landmark Designation

The church is significant under Criterion 1 for its associations with individuals who were important in the history of the city, including Reverend Andrew and Caroline Greenleaf Croswell, Mary Longfellow Greenleaf, and the Reverend Edward Abbott, and for its associations with the development of North Cambridge as a residential suburb. The building is also significant under

Criterion 2 for its design and its associations with the architect, Henry Martyn Congdon, and with the ecclesiological movement in 19th century church architecture.

V. Recommendations

A. Preservation Options

St. James's Church was individually listed on the National Register of Historic Places on June 30, 1983 as part of Cambridge's Multiple Resource Area nomination. National Register status protects the building from the adverse effects of federally- or state-licensed, permitted or funded projects. The National and State Registers provide limited protection from public projects through review by the Massachusetts Historical Commission.

The Massachusetts Historical Commission holds a perpetual preservation restriction on the property, which was granted in 1987 as a condition of receiving a Massachusetts Preservation Projects Fund grant.

The Cambridge Historical Commission initiated landmark designation proceedings on December 3, 2009, initiating a one-year study period during which it reviewed the church's application for a Certificate of Appropriateness to raze the parish hall complex and construct a new building on the site. After securing many changes to the design and a number of conditions to ensure that the project will benefit the preservation of the historic church sanctuary building and ensure public access to the garden, the Commission approved a Certificate of Appropriateness on October 29, 2010 (the Certificate is dated November 4, 2010 and is incorporated herein). Adoption of the proposed landmark designation order will ensure that the project will be built according to the approved plans and conditions. If the order is not adopted the project need not conform to the certificate.

B. Effect of Landmark Designation

The purpose of landmark designation is contained in the enabling ordinance:

preserve, conserve and protect the beauty and heritage of the City and to improve the quality of its environment through identification, conservation and maintenance of . . . site and structures which constitute or reflect distinctive features of the architectural, cultural, political, economic or social history of the City; to resist and restrain environmental influences adverse to this purpose; [and] to foster appropriate use and wider public knowledge and appreciation of such . . . structures . . .

The enabling ordinance for landmarks states:

The Historical Commission by majority vote may recommend for designation as a landmark any property within the City being or containing a place, structure, feature or object which it determines to be either (1) importantly associated with one or more historic persons or events, or with the broad architectural, aesthetic, cultural, political, economic or social history of the City or the Commonwealth or (2) historically or architecturally significant (in terms of its period, style, method of construction or association with a famous architect or

builder) either by itself or in the context of a group of structures . . . (Cambridge City Code, Article III, Chapter 2.78.180a)

Under Chapter 2.78, Article III of the City Code, “the Historical Commission . . . shall review all construction, demolition or alteration that affects the exterior architectural features, other than color,” of the landmark. Chapter 2.78.210 states, “No building permit for alteration of an exterior architectural feature of a landmark . . . and no demolition permit for demolition or removal of a landmark . . . shall be issued by the City or any department thereof until the certificate required by this article has been issued by the Historical Commission . . .”

A certificate of appropriateness, hardship or non-applicability is issued by the Historical Commission depending on the nature of the alteration or construction proposed for the landmark. Applications for certificates of appropriateness or hardship are reviewed by the Commission at a public hearing, with 14 days notice provided to affected parties by legal notice and first class mail. The staff issues certificates of non-applicability administratively. The intent of the review process is to prevent “developments incongruous to the historic aspects, architectural significance or the distinctive character of the landmark” (2.78.220). The designation report may be drafted to allow specific alterations or development opportunities to take place. In the case of St. James’s, the Certificate issued subsequent to the October 29 meeting of the commission is incorporated by reference into the proposed Order designating the property as a landmark.

The other option for preservation of St. James’s sanctuary building is placement of a preservation easement on the property under the provisions of M.G.L. Chapter 184. Preservation easements protect significant property in a similar manner to landmarking, that is, through review and approval of the Historical Commission and issuance of a certificate of appropriateness or hardship for any proposed repairs or alterations that affect protected portions of the property. Unlike landmarking, a preservation easement may have certain financial benefits for an owner of depreciable property, and can protect significant interior features. As noted above, St. James’s is currently protected by a preservation easement held by the Massachusetts Historical Commission.

C. Staff Recommendation

The staff recommends that the Commission 1) find that St. James’s Church meets the criteria for landmark designation and 2) vote to recommend that the City Council designate the property as a protected landmark under Article III, Chapter 2.78, pursuant to an Order substantially as set forth in Article VII below.

VI. Standards and Criteria

Under Article III, the Historical Commission is charged with reviewing any construction, demolition or alteration that affects the exterior architectural features (other than color) of a designated landmark. This report describes the exterior architectural features that are among the characteristics that led to consideration of the property as a landmark. Except as the order designating or amending the landmark may otherwise provide, the exterior architectural features described in this report should be preserved and/or enhanced in any proposed alteration or construction that affects those features of the landmark. The standards following in paragraphs A and B of this section provide specific guidelines for the treatment of the landmark described in this report.

A. General Standards and Criteria

Subject to the review and approval of exterior architectural features under the terms of this report, the following standards shall apply:

1. Significant historic and architectural features of the landmark shall be preserved.
2. Changes and additions to the landmark which have taken place over time are evidence of the history of the property and the neighborhood. These changes to the property may have acquired significance in their own right and, if so, that significance should be recognized and respected.
3. Deteriorated architectural features should be repaired rather than replaced. When replacement of architectural features is necessary, it should be based on physical or documentary evidence.
4. New materials should, whenever possible, match the material being replaced in physical properties, design, color, texture, and appearance. The use of imitation replacement materials is discouraged.
5. Surface cleaning of a landmark shall be done by the gentlest possible means. Sandblasting and other cleaning methods that damage exterior architectural features shall not be used.
6. Additions should not destroy significant exterior architectural features and should not be incongruous to the historic aspects, architectural significance, or distinct character of the landmark, neighborhood, and environment.
7. Additions should be designed in such a way that, if they were to be removed in the future, the essential form and integrity of the landmark would not be impaired.

B. Suggested Review Guidelines for Future Alterations

Section 2.20 of Article III sets general guidelines to be considered by the Historical Commission in reviewing changes to landmarks. Among other things, the Commission is directed to consider the historic and architectural value and significance of the site or structure, the general design, arrangement, texture and material of the features involved, and the relation of such features or structures in the surrounding area.

In all cases, a Certificate of Appropriateness, Hardship, or Non-Applicability must be issued by the Historical Commission prior to making any changes to a landmark. The Commission cannot regulate the interiors of landmarks nor can it control changes to exterior architectural features not subject to public view. Nonetheless, Certificates of Non-Applicability must generally be issued for those changes. Application for most certificates are reviewed by the Commission at a public hearing, in accordance with Article III.

During the interim protection period, while the commission was studying the potential landmark designation, the church applied for a Certificate of Appropriateness to demolish the parish house complex and construct a new building. Although restoration of the church sanctuary building is not part of the present project, the Commission applied the general principles listed above to protect the building to the greatest extent possible (see Appendix, Certificate of Appropriateness in Case 2445).

VII. Proposed Order

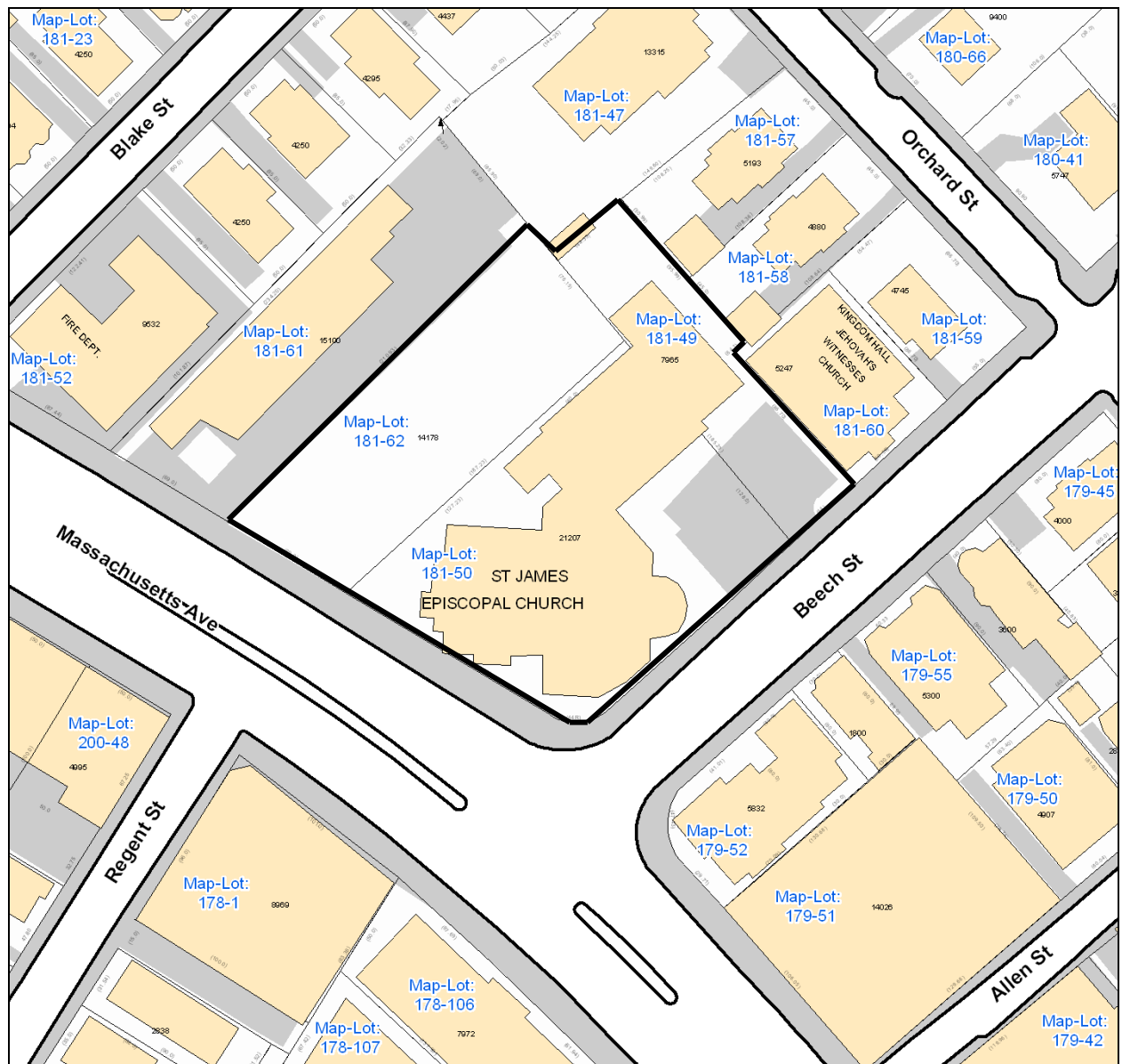
ORDERED:

That the Free Church of Saint James (Episcopal) aka St James's Church at 1991 Massachusetts Avenue be designated as a protected landmark pursuant to Chapter 2.78, Article III, Section 2.78.180 of the Code of the City of Cambridge, as recommended by vote of the Cambridge Historical Commission on November 4, 2010. The premises so designated are the historic church sanctuary building and the surrounding areas shown as parcels 49, 50 and 62 on Assessor's Map 181 and are recorded in Book 9979, Page 569, at the Middlesex South Registry of Deeds.

This designation is justified by the important associations of the church with the historical, social and architectural history of Cambridge, specifically in that its sanctuary building is the first of two Richardsonian Romanesque churches in Cambridge; the church was the home of an early and important ministry and the product of many prominent Cantabrigians as founders, benefactors and designers of the church; and that the church sanctuary building is the only Massachusetts example of the work of Henry Martyn Congdon, a noted New York ecclesiological architect.

This designation confirms the approval of demolition and new construction described in a Certificate of Appropriateness dated November 4, 2010 (pursuant to a vote on October 29, 2010) issued by the Cambridge Historical Commission in Case 2445. The effect of this designation shall be to confirm the demolition and construction activities approved by said Certificate of Appropriateness (subject to compliance with other applicable laws and permits) and to require further review by the Cambridge Historical Commission and the issuance of a Certificate of Appropriateness, Hardship or Non-Applicability before any other demolition and/or construction activity can take place within the designated area or any action can be taken affecting the appearance of the buildings that would in either case be visible from a public way or place, including the garden to which the church has committed to provide public access. The Commission shall not consider and shall have no jurisdiction over interior features or improvements, nor over any portion of the buildings not visible from a public way or place.

In making determinations with respect to further alterations to the work approved by said November 4, 2010 Certificate of Appropriateness or for alterations to the historic church sanctuary building itself, the Commission shall be guided by the terms of the landmark designation report, and by Section VI, Standards and Criteria, and by the applicable sections of Chapter 2.78, Article III, of the Cambridge Municipal Code.



St. James's Episcopal Church, 1991 Massachusetts Avenue, Cambridge, Mass.
Designated Landmark Area Includes Assessor's Map 181, Lots 49, 50, and 62.

Cambridge Historical Commission
November 4, 2010

Appendices

- A. Agreement between St. James's Church and the Cambridge Historical Commission, March 2005
- B. Correspondence between Cambridge Historical Commission and St. James's Church regarding conditions on project approval
- C. St. James's Episcopal Church 2010-2035 Capital Improvement Summary
- D. Certificate of Appropriateness in Case 2445, November 4, 2010.

Appendix A. Agreement between St. James's Church and the Cambridge Historical Commission,
March 2005

Agreement between St. James's Church and the Cambridge Historical Commission

The Free Church of St. James (Episcopal) aka St. James's Church, 1991 Massachusetts Avenue, and the Cambridge Historical Commission, hereby agree as follows:

That St. James's Church, by a vote of its Rector, Wardens and Vestry taken on December 21, 2004, be placed on the city's Designated Property List as a property restricted by the terms of a Preservation Restriction Agreement between the Commonwealth of Massachusetts by and through the Massachusetts Historical Commission and St. James's Episcopal Church, which Preservation Restriction Agreement was executed on February 19, 1987 and recorded at the Middlesex South Registry of Deeds, book 17887, page 444; the premises so restricted are defined as parcels 49, 50 and 62 of map 181 of the Cambridge assessor's records and recorded in book 9979, page 569 of the Middlesex South Registry of Deeds; and

That the Cambridge Historical Commission, by a vote taken on January 6, 2005, agrees to place St. James's Church on the City of Cambridge's Designated Property Street Listing and to notify the Massachusetts Historical Commission whenever application is made to the City of Cambridge for construction activity on the restricted premises that would affect the appearance of the restricted premises at 1991 Massachusetts Avenue or for any alteration of those premises other than as specified in section 3 of the Preservation Restriction Agreement; and

That placement of St. James's Church on the Designated Property Street Listing recognizes the significant associations of these premises with persons and events significant to the cultural and social history of the City and that these premises are architecturally significant in terms of their period and style of architecture and their associations with a famous architect; and

That, historically, St. James's Church is located on the site of an important 18th-century tavern in Cambridge and at the intersection of two roads prominent in the settlement and transportation patterns of 17th and 18th century Cambridge and is also associated, through its founding, with individuals, including Samuel Batchelder and Mary Longfellow Greenleaf, prominent in 19th-century Cambridge society; and that architecturally, it is significant as the first Richardsonian Romanesque church in Cambridge, as the only building designed by nationally-noted church architect Henry Congdon in Massachusetts, and as a fully-developed expression of the integration of art and architecture that characterized late 19th-century church architecture, with construction, fittings, and finishes by renowned studios and craftsmen, and

That, by vote of the Cambridge Historical Commission taken on January 6, 2005, the Cambridge Historical Commission determines that St. James's Church meets criteria (1) and (2) of Chapter 2.78, Article III, Section 2.78.180 of the Code of the City of Cambridge, which relates to landmark designation procedures in the City, but in consideration of the existing Preservation Restriction Agreement, the Cambridge Historical Commission declines at this time to forward a recommendation for landmark designation to the Cambridge City Council. The Cambridge Historical Commission has enunciated the following Statement of Standards, with which St. James's Church agrees, that should inform future alterations to the premises:

The St. James's premises include four main historic components: the church, the parish house, the Knight's Garden, and the interior. The publicly-visible exterior architectural features are the aspects of the premises that can be regulated under Article III of Chapter 2.78, of the Code of the City of Cambridge.

The church represents the most significant resource on the site. The primary intent of this designation is to protect all publicly-visible exterior architectural features of the church structure from inappropriate alteration. All construction on the site should preserve open views of the church structure, should be compatible with the church, and should retain the largely free-standing character of the church on its site.

The parish house, while the oldest structure on the property, has had numerous alterations and is of lesser architectural and historical significance than the church. A wood frame structure, two-and-a-half stories in height, the parish house is residential in scale. Set back approximately 100' from Massachusetts Avenue, the parish house has been enveloped in later construction, including a one-story masonry extension of the church structure to create a rector's study in 1912 and the construction of a one-story concrete block wing along the Beech Street elevation in 1958. The main component of the original structure still open to public view is the roof of the parish house.

Consideration should be given to allowing the removal of the parish house structure if at some point the church desires to construct a new parish house or other parish-related structure on the site. Alternatively, consideration could be given to removing the 1958 wing and recapturing a sense of the original parish house either through renovation or new construction on the parish house site. Given the extent of prior alterations to the parish house, consideration should be given to renovating rather than restoring materials and features of the structure.

Given the historical and landscape architecture significance and public benefit of the Knight's Garden (see below), designs for any new structures on the premises should encroach to the least extent possible on that component of the site.

The Knight's Garden represents a significant open space along Massachusetts Avenue and is one of very few privately-owned historic landscapes on this major thoroughfare. The garden was designed in 1915 by John Nolen (1869-1937), a pioneering city planner and landscape architect, to be an oasis amidst the commercial district of Massachusetts Avenue and to provide a setting for the church. Insofar as is practicable, the Garden should be maintained as a historic landscaped open space. Consideration should be given to maintaining and/or restoring plant and hardscape features of the garden. Encroachment on the garden should be avoided or minimized.

THE FREE CHURCH OF ST. JAMES'S (EPISCOPAL) aka ST. JAMES'S CHURCH

Signed by:

George Van Hozinga

Date: March 7, 2005

Printed Name/Title:

George Van Hozinga
Senior Warden

CAMBRIDGE HISTORICAL COMMISSION

Signed by:

William B. King

Date: March 2, 2005

Printed Name/Title:

William B. King, Chair

Appendix B. Correspondence between Cambridge Historical Commission and St. James's Church regarding conditions on project approval



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*
M. Wyllis Bibbins, Robert G. Crocker, Chandra Harrington, Frank Shirley, Jo M. Solet, *Members*
Shary Page Berg, Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

January 21, 2010

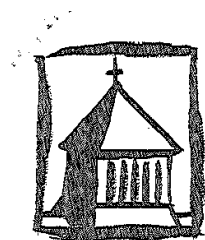
Rev. Holly Antolini, Rector
Saint James's Episcopal Church
1991 Massachusetts Avenue
Cambridge, Massachusetts 02140

Re: Case 2445, 1991 Massachusetts Avenue

Dear Rev. Antolini,

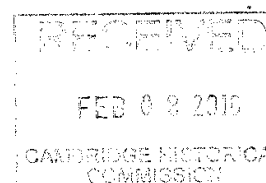
On January 7, 2010, the Cambridge Historical Commission approved in principle Saint James's Episcopal Church's application for demolition of the parish house, minister's study, and classroom wing and construction of a new parish house/residential condominium on the Church premises as proposed by Oaktree Development. The Commission's decision grants a conditional approval for the general location and size of the proposed new building, but with certain conditions and further review of the following matters.

1. Financial rationale. The compelling public interest in allowing this project to proceed is the financial support that has been promised to maintain St. James's historic church building. Please provide further information outlining a) the current and proposed changes in ownership of the current Church property, and b) the financial arrangements between St. James's Church and Oaktree, including income and expenses projected over time.
2. Commitment to maintain the historic church building. Please explain the current projected capital needs of the historic church building and submit a commitment by St. James's Church and/or the Episcopal Diocese that the capital needs as well as the needed expenses of regular maintenance of the historic church building will continue to be met, detailing in reasonable detail the sources for funding such commitments.
3. Commitment to public access. Please provide a commitment by St. James's Church and/or the Episcopal Diocese to assure public access to the proposed garden, subject to the reasonable needs of the abutters for decorum and maintenance of order. Please confirm that ownership of the garden will continue to be held by St. James's and/or the Diocese and summarize any special rights proposed for owners or tenants of the other condominium units.
4. Landscape plan. Please provide a landscape master plan for the entire property, including the new garden design, for approval by the Historical Commission at a future public hearing.



St. James's
Episcopal Church

*Not to be served,
but to serve.*



February 1, 2010

Cambridge Historical Commission
831 Massachusetts Avenue, 2nd fl
Cambridge, MA 02139

Re: Case 2445, 1991 Massachusetts Avenue

To Whom it May Concern:

Thank you for your letter addressed to Rev. Holly Antolini dated January 21, 2010 highlighting several of the Commission's key areas of concern and thank you for giving St. James's opportunity here to respond. Each the Commission's questions are ones St. James's has also asked and studied as it has considered participating in the redevelopment of its property. St. James's hopes that the satisfaction it has found in the resolution of each of these issues will also be shared by the Commission.

St. James's will address each of the five matters in the order found in the Commission's letter. Be advised that some of these issues will also be addressed in additional submittals by the development team in advance of the Commission's February 4, 2010 meeting and/or for discussion at subsequent meetings. We will try to indicate where that is the case.

1. Financial Rationale: St. James's participation in the development has hinged on two goals from the very start: the replacement of its decrepit and failing Parish House and securing resources for the care of the 1888 sanctuary. Please find attached a discussion and report from our church treasurer on the importance of gaining a new parish house and St James's anticipated process for using and applying project proceeds to the care of the sanctuary. St. James's wants to make it clear that Diocesan, congregational, and Vestry support for development rests on these two goals. Within this support there is no latitude for shirking from the responsibility to care for the Sanctuary. There has been some confusion as to why St. James's governing body, the Vestry, has not yet expressly voted to commit project proceeds to this purpose. The answer is simple: The Vestry will take up this motion once it and the Diocese have approved the binding legal development agreements with Oaktree. Because St James's and Oaktree are currently operating under a non-binding memorandum of understanding, such a motion would be procedurally out of order. St. James's asks the Commission not allow this calendar matter to be an impediment to its deliberations.

1(a) The current and proposed changes in ownership of the current church property: Considerations here concern facilitating development, and protecting the Church's interest during construction and preserving them post-construction. Currently, the project site

consists of a lot of about 15,000 square feet owned by Oaktree (the former carwash) and a lot of just under an acre owned by St. James's. Those two sites will be combined to form a single lot to support the development. In order to protect St. James's position during construction St. James's does not wish to convey its fee interest in its property until its new parish house condominium unit is complete, so it has agreed instead initially to ground lease its property to Oaktree. Upon the completion of construction and the conveyance of the parish house condominium unit to St. James's, the Ground Lease will terminate, and St. James's will convey the fee interest in its property to the project.

In order to protect St. James's interest post-construction, the foregoing conveyances would occur through a condominium. Upon the execution of the Ground Lease, but prior to the commencement of construction, Oaktree will form a Master Condominium comprised of the fee interest in the Oaktree property and the leasehold interest in the St. James's property. The Master Condominium will consist initially of two units. One unit will be a Church Unit, comprised of the original stone church sanctuary with exclusive rights to other areas like the garden for the religious uses of St. James's. The other unit will be a Development Unit, in which the project will be constructed. The construction lender's primary collateral will be a mortgage of the Development Unit. Upon the completion of construction, the Ground Lease will terminate and the Master Condominium documents will be modified so that the Master Condominium property will consist entirely of fee interests in the entire site, with three primary Master Condominium units. One unit will be the Church Unit, the second unit will be the parish house condominium unit within the new building, to be owned by St. James's, and the third unit will be the so-called Oaktree Unit within the new building, to be owned by Oaktree. Oaktree will then, within the Oaktree Unit, create a second tier condominium comprised of the residential units and the retail or commercial space that will be available for sale or lease.

If, for some reason, Oaktree can not complete the project, there are provisions in the contract that allow Oaktree's lender to complete the contract. If the lender can not complete the contract, St. James's has the right to step in and hire a contractor to complete, using the performance bond (to be discussed below) as a construction fund. Any excess monies spent by St. James must be reimbursed by Oaktree (or the bank) from unit sales. St. James's would need to pursue this option, because otherwise, it has no Parish House. These protections are in place to protect St. James's position throughout the life of the project.

Ultimately, if the project failed completely, and for some reason St. James's did not want to complete the project, the ground lease could terminate. In this event, St. James's fee interest in its property is restored. The parties would have some form of joint interest in an incomplete building, which would probably be a tenancy in common based on the percentage that the parish hall space bears to the total building size. St. James would also have the performance bond monies to sort it all out.

1b) The Financial arrangements between St. James's and Oaktree: Again, considerations here have been given to facilitating St. James's continued operation during construction and preserving them post-construction. These arrangements have three primary components: 1) an up-front payment designed to augment St. James's operational expenses during the construction period during which time the church will be without a parish house and otherwise inconvenienced. Likewise, should the Parish House completion be delayed beyond the expected completion date Oaktree will pay St. James's a monthly late fee, allowing St. James's to continue to meet those obligations until the Parish House is complete. 2) St. James's receives a new, completed Parish House against which as previously noted, an agreed-upon finished cost for the Parish House shall be placed in escrow in a performance

bond at the start of construction to secure its delivery to St James's. These funds are St. James's safeguard should it need to step in and substantially complete the Parish Hall. 3) St. James's shall participate in 35% of the project proceeds as the Oaktree units are sold. These are the monies that St. James's intends to apply to the upkeep of the Sanctuary per the attached treasurer's report.

2. Commitment to maintain the historic church building: The comments above go a long way to expressing this commitment as does our treasurer's statement. Our commitment to the maintaining the historic church building is our rationale for joining in the project. St. James's intends to apply project proceeds to items of critical care and to establish income generating reserves--an endowment--that will allow St. James's to have a systematic program of regularly scheduled care and upkeep of the sanctuary. We have had a plan in place to this effect for several years as we've previously discussed with the Commission and have described in the Treasurer's attachment. In the past we've had capital campaigns that with the Commission's help have enabled us to address matters of critical care while our general operating funds are used for general upkeep and repairs addressing emergent issues. St. James's has not found this pattern sustainable. Campaign and operating funds applied to the current Parish House have been good money towards bad space, whereas there is great reward in preserving and maintaining the sanctuary which with a new Parish House will have a great energizing effect on the congregation. St. James's asks that the Commission recognize the great deal of effort and care that St James's has focused expressly in service of its commitment to continuing its operations at 1991 Massachusetts Avenue and safeguarding its legacy as embodied in the historic church building.

3) Commitment to public access: From its origins, the garden was intended to be an active space within the life of the parish. St. James's commitment to allowing public access to the garden alongside parish life and to encouraging public use by enhancing the appeal of the garden are chief amongst its design interests. Just as St. James's has taken care to protect and preserve its legacy in its development agreements with Oaktree, so too the building and garden design are expressions of St. James's commitment to carrying forward its history of making its garden a publicly accessible space to be readily enjoyed.

It is true that the church has been at pains in recent decades to offer the space as currently configured as one that users perceive as being safe, defensible space in its urban context. From this experience St. James's appreciates the Commission's acknowledgement in its question that public access to the garden is subject to the reasonable needs of the abutters for decorum and maintenance of order. The design of the garden and building seek to enhance the public comfort and quality of the space by enfolding the garden and giving it the ears and eyes it so dearly needs. Note that the permit drawing expressly does not include fences or gates that would be a barrier to public access and that continued oversight of the Historic Commission and the Massachusetts Historic Commission are sufficient public oversight against such limits in the future. The project's special permit further girds the church's commitment as it calls out the garden as being publicly accessible.

St. James's commitment to the garden and its public quality extends to the garden's place within the new ownership structure as discussed above. The care and maintenance of the garden falls solely to St. James's and no share of its care and maintenance is assigned to the Oaktree units; i.e. the residential and commercial condominiums. This relationship is a basic term underlying St. James's willingness to participate in the development in order that it might preserve of the space as a publically accessible church garden. The design of the building does not include direct access from the residential with the thought that such access might erode the public quality of the garden over time. St. James's position is that everyone should enter the garden by the same means and that that is a critical component

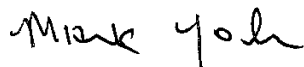
of maintaining the public quality of the space. Residential condominium access through the garden risks encumbering the garden with competing rights and obligations which St. James's views as counter to its obligation to preserve the space and its functioning as a publicly accessible church garden. St. James's asks that the Commission recognize that St. James's intentions and commitments are consistent with the Commission's interests and St. James's obligations in respect to these.

4) Landscape Plans: These will be submitted by Sasaki/Oaktree.

5) Exterior appearance: Samples/materials will be submitted for discussion in advance of the Commissions March meeting.

St. James's appreciates the care and attention the Commission extends in regards to the safe-guarding of the City's history and architectural treasures. It is St. James's great honor to be responsible for stewarding one of these. We trust that you'll find our intentions and commitment consistent with the Commission's own as we celebrate our active and living congregation--the building's original--and the continuance of its mission at 1991 Massachusetts Avenue as our landmark's principle treasure. Thank you for all your consideration.

For St. James's Episcopal Church,



Mark Yoder,
Senior Warden



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
 Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
 E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*
 M. Wyllis Bibbins, Robert G. Crocker, Chandra Harrington, Frank Shirley, Jo M. Solet, *Members*
 Shary Page Berg, Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

April 7, 2010

Rev. Holly Antolini, Rector
 Saint James's Episcopal Church
 1991 Massachusetts Avenue
 Cambridge, Massachusetts 02140

Re: Case 2445, 1991 Massachusetts Avenue

Dear Rev. Antolini,

On April 1, 2010 the Cambridge Historical Commission continued its hearing on the proposal of Saint James's Episcopal Church to demolish the parish house, minister's study, and classroom wing and construct a new parish house/residential condominium as proposed by Oaktree Development. At this meeting the Commission took testimony and reviewed the proponents' response to the five conditions attached to the conditional approval it granted on January 7, 2010. While the Commission confirmed its prior approval of the general location and size of the proposed new building, it voted to ask for further assurances with regard to the conditions.

In the discussion below the paragraphs in italics are the conditions adopted on January 7; they are followed by the Commission's findings on April 1.

1. Financial rationale. *The compelling public interest in allowing this project to proceed is the financial support that has been promised to maintain St. James's historic church building. Please provide further information outlining a) the current and proposed changes in ownership of the current Church property, and b) the financial arrangements between St. James's Church and Oaktree, including income and expenses projected over time.*

The Commission understands that the property occupied by the historic church sanctuary building and the new garden will remain in the ownership of the church, where it will be protected from foreseeable adverse consequences of the conversion of the project site to condominium ownership.

The Commission understands the financial arrangements between St. James's Church and Oaktree and accepts the safeguards agreed to by the Episcopal Diocese of Massachusetts. However, the Commission finds that the public interest in preserving the historic building would be better served if the church agrees to place a significant portion of the expected income from the development project in an endowment specifically dedicated to the capi-

capital needs and maintenance of the historic church sanctuary building. Please consider this an amendment to the January 7 conditions.

1. Commitment to maintain the historic church building. *Please explain the current projected capital needs of the historic church sanctuary building and submit a commitment by St. James's Church and/or the Episcopal Diocese that the capital needs as well as the needed expenses of regular maintenance of the historic church building will continue to be met, detailing in reasonable detail the sources for funding such commitments.*

The Commission accepts the capital needs projections prepared by the church and its consultants, with the understanding that the actual cost of work on historic buildings often exceeds the most careful estimates. The Commission also recognizes that further fundraising and grant assistance may be necessary. Establishment of a dedicated endowment for the benefit of the historic building will support the church's commitment.

2. Commitment to public access. *Please provide a commitment by St. James's Church and/or the Episcopal Diocese to assure public access to the proposed garden, subject to the reasonable needs of the abutters for decorum and maintenance of order. Please confirm that ownership of the garden will continue to be held by St. James's and/or the Diocese and summarize any special rights proposed for owners or tenants of the other condominium units.*

The Commission understands that ownership of the garden will continue to be held by St. James's, and that the owners or tenants of the condominium units will have no special rights or responsibilities for it. Oral assurances of guaranteed public access notwithstanding, the Commission reiterates that the public interest will be best served by a written commitment from the church assuring continued public access.

3. Landscape plan. *Please provide a landscape master plan for the entire property, including the new garden design, for approval by the Historical Commission at a future public hearing.*

The Commission has not yet received an adequate landscape master plan. An acceptable plan will show not only paved and landscaped areas, but also the varied treatments of those areas and the provision of lighting, signs, pavement, curbs, benches, and the like, not only for the new garden but also for the entire publicly visible perimeter of the church. The Commission accepts that implementation of the plan may occur in stages, but believes that an accepted plan be in place to guide future actions.


4. Exterior appearance. *The Commission understands that the exterior of the new building will continue to evolve as the proponents address the concerns of the preservation agencies, the Planning Board, and the public, and that final approval may not be possible in the immediate future. However, a materials palette can be reviewed at the Commission's next meeting on February 4, 2010.*

The Commission expects that the exterior of the building will continue to evolve as details are finalized and materials are chosen. The materials board presented at the April 1 hearing was generally acceptable, but the samples were small and not arranged in a way that allowed careful consideration. After construction drawings are approved at a future hearing the Commission will require construction of a mock-up panel of the major components for on-site approval.

I understand that it will take several weeks to prepare a response to these conditions. The Commission will be ready to continue its hearing at one of its regular monthly meetings. In the mean

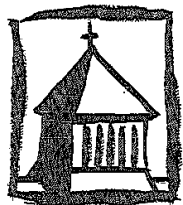
time, please continue to consult with your neighbors about their concerns, and keep in touch with me about your progress.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Sullivan", with a stylized flourish at the end.

Charles M. Sullivan
Executive Director

cc: Senior Warden, St. James's Episcopal Church
Gwen Noyes, Oaktree Development
Paul Holtz, Massachusetts Historical Commission
Les Barber, Cambridge Planning Board
Roger Boothe, Community Development Department



St. James's
Episcopal Church

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JUN 01 2010

CAMBRIDGE HISTORICAL COMMISSION

May 26, 2010
Cambridge Historical Commission
831 Massachusetts Avenue 2nd Fl.
Cambridge, MA 02139

*Not to be served,
but to serve.*

To Whom It May Concern:

St. James's would like to thank the Cambridge Historical Commission for its letter dated April 7, 2010 in which the Commission provides an opportunity for St James's to elaborate on its plans and intentions. St. James's would also like to thank the Commission for its approval of the general location and size of the proposed new building and for its statements of understanding and appreciation for the efforts made by The Episcopal Diocese of Massachusetts and St James's Episcopal Church to safeguard the historic sanctuary.

In reply to the Commission's five points for further discussion, the paragraphs in *italics* are the conditions adopted by the Historic Commission on April 7, 2010; each is followed by St. James's response.

1) The Commission understands the financial arrangements between St. James's [Episcopal] Church and Oaktree [Development] and accepts the safeguards agreed to by the Episcopal Diocese of Massachusetts. However, the Commission finds that the public interest in preserving the historic building would be better served if the church agrees to place a significant portion of the expected income from the development project in an endowment specifically dedicate to the capital needs and maintenance of the historic church sanctuary building. Please consider this amendment to the January 7 conditions.

The Vestry of the parish of St. James's Episcopal Church unanimously voted and approved the following on May 18, 2010:

- 1) To create a Property Endowment from a portion of the proceeds of the payout from condominium sales resulting from redevelopment.
- 2) That the payout from condominium sales be dedicated as follows:
 - One-third to the creation of a Property Endowment
 - One-third to immediate Property Needs of the Sanctuary
 - Up to one-third to be available for Operating Expenses with the balance to be applied to the Property Endowment and immediate Property needs.

The Vestry unanimously decided to dedicate these funds for three reasons:

- a) The long-desired but previously unfulfilled hope of the parish to have the resources properly to maintain the sanctuary.

- b) Direction from our legal authority – the Episcopal Diocese of Massachusetts – that we must dedicate resources from the sale of condominiums to the upkeep of the sanctuary.
- c) Interest on behalf of the Historic Commission that resources from this redevelopment will go to protect the historic sanctuary.

We believe that the actions taken by the Vestry properly speak to the concerns raised by Commissioner.

2) The Commission accepts the capital needs projections prepared by the church and its consultants, with the understanding that the actual costs of work on historic buildings often exceeds the most careful estimates. The Commission also recognizes that further fundraising and grant assistance may be necessary. Establishment of a dedicated endowment for the benefit of the historic building will support the church's commitment.

The expectations and conditions established by the Episcopal Diocese of Massachusetts and the Vestry's action on May 18, 2010 noted above fully speak to the Commission's concerns.

3) The Commission understands that the ownership of the garden will continue to be held by St. James's, and that the owners or tenants of the condominium units will have no special rights or responsibilities for it. Oral assurances of guaranteed public access notwithstanding, the Commission reiterates that the public interest will be best served by a written commitment from the church assuring continued public access.

In its written submissions to the Commission, which have become part of the public record, St. James's has made assurances that, continuing St. James's long-term commitment, the Knight's Garden will remain open to the public. Further, St. James's has committed itself in the design documentation approved by the Cambridge Planning Board (and to-date in concept by the Historic Commission) to a garden design that includes no physical barrier or means by which public access might be barred from the Knight's Garden. St. James's has gone on to write that it understands that the addition of such a device at any time in the future would necessarily be subject to Historic Commission review and approval.

Notwithstanding the growing public record and the Commission's own oversight, the Vestry of the parish of St. James's Episcopal Church unanimously voted and approved the following on May 18, 2010:

"St James's affirms its invitation to the community to use the Knight's Garden for reverential or other quiet enjoyment. St. James's shall clearly post the hours of public access, the character of appropriate use, and a fulsome welcome, that the Knight's Garden might be known as a church garden for use by all. St. James's

shall close the garden at least one day per year to preserve its discretion in these and all other matters."

4) The Commission has not yet received an adequate landscape master plan. An acceptable plan will show not only paved and landscape areas, but also the varied treatments of those areas and the provision of lighting, signs, pavement, curbs, benches, and the like, not only for the new garden but also for the entire publicly visible perimeter of the church. The Commission accepts that implementation of the plan may occur in stages, but believes that an accepted plan should be in place to guide future actions.

The landscape master plan will be contained in the design drawing package submitted for the Commission's review.

5) Exterior Appearance

Details pertaining to the exterior appearance will be contained in the design drawing package and materials sample boards submitted for the Commission's review.

Sincerely,

Mark A. Yoder

Mark Yoder
Senior Warden

Sullivan, Charles M.

From: William and Sheila King [basking@comcast.net]
Sent: Tuesday, August 24, 2010 11:22 AM
To: Microsoft Outlook Express 6.00.2900.5931
Subject: Re: St James's Garden Access

All --

This revised statement responds to and answers my concerns with the original, and also provides welcome additional clarity.

Bill King

----- Original Message -----

From: Alan Aukeman
To: Charles Sullivan ; basking@comcast.net
Cc: mark yoder ; Rector
Sent: Monday, August 23, 2010 10:05 AM
Subject: St James's Garden Access

Bill and Charlie--

Please find St. James's revised statement affirming our commitment to maintain public access to the Knight's Garden for your consideration below.

Bill, Charlie and I spoke last week about the Church's concern that re-wording the last sentence alone might unintentionally unbalance the statement as a whole, so we've revised the statement, incorporating the Commission's recommendations throughout.

The revised statement:

"St. James's affirms its invitation to the community to use the Knight's Garden for reverential or other quiet enjoyment. Following closure necessary for construction of the parish house and reconstruction of the garden, the garden shall be open during daylight hours except for reasonable temporary closures necessary for church functions, maintenance, or for one day per year appropriate to prevent a public easement. St. James's shall clearly post that the garden is open during daylight hours, the character of appropriate use, and a welcome that the Knight's Garden might be known as a church garden for use by all."

We will provide confirmation of the Vestry's affirmation of this statement after we have word from you that the revision addresses the Commission's concerns.

Thank you,
 Alan Aukeman

Appendix C. St. James's Episcopal Church 2010-2035 Capital Improvement Summary

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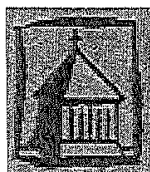
CAMBRIDGE HISTORICAL COMMISSION

St. James's Episcopal Church
2010-2035 Capital Improvement Summary

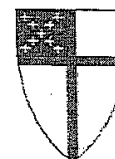
March 2010

Rev. Holly Lyman Antolini
Rector





St. James's Episcopal Church 2010-2035 Capital Summary



A Capital Improvement Plan for St. James's 2010-2035 and beyond

St. James's Episcopal Church is a parish in transition. Having made the commitment to enter a creative and innovative partnership with Oaktree Design Development, St. James's finally has the opportunity to restore and maintain its historically significant sanctuary in the context of a phased maintenance plan for its entire premises, including its Garden and Parish House. The St. James's-Oaktree partnership enables the congregation to redesign our Garden for easier access and usability, demolish an aged and inefficient Parish House, and replace it with a new, modern, energy-efficient, LEED-certified and ADA-accessible Parish House to better support our programs and testify more publicly, clearly and unambiguously to our lively community presence in worship, fellowship and service. First of all, our energies will no longer be directed toward a losing maintenance battle with our old Parish House. In addition, our new premises assure increased growth as a congregation, which in turn increases our resources. And finally, we will be able to dedicate our restoration efforts solely to our historic property.

Capital planning has taken many forms at St. James's. The last capital campaign produced three major results. First, it renewed the masonry of Sanctuary's western wall and bell tower to stand the test of another 100 years. Second, it produced an award-winning, energy-efficient natural-gas heating system that significantly lowered operating costs for the parish. And third, it produced the first comprehensive capital improvement plan for the parish going forward. Relying upon the work of A.J. Hayes and Davies & Bibbins Architects for initial figures, the parish Finance and Property Committees have annually updated the list of future projects. The most recent list is attached. It provides a 25-year horizon for projects, 2010-2035. Some listings involve annual maintenance - pew maintenance, fire alarm tests, exterminators, etc. Other listings, such as replacement of the slate roof's copper underlayment, are major one-time expenses for which grants and capital funds from the congregation will be sought. Finally, as proceeds from condominium sales begin to build our endowment, we will be in a position to begin the phased maintenance of elements such as regular stained glass cleaning and repair, and interior restoration in the Sanctuary. Of course, the plan also includes provision for ongoing assessment of maintenance and restoration needs in the Sanctuary so that we can - once the endowment is more defined - continue to determine how best to prioritize and refine the Capital Improvement Plan in the future.



The proposed redevelopment project presents St. James's with three major phases of opportunity for maintaining our historic Sanctuary:

1) Eliminating the current parish house frees the congregation - literally and financially; some capital improvement projects in the historic sanctuary must happen concomitantly with the new construction.

The current Parish House – the inefficient, sprawling building behind the 1888 Sanctuary - has for too long been extremely difficult for the parish to maintain, with its mass of levels, crevices, poorly ventilated basement spaces, awkward room configurations and various finishes in varying degrees of dilapidation, especially when the responsibility of the Sanctuary is added to the mix. By eliminating the old Parish House, its over \$450,000-worth of projects - from painting to roof replacement to window replacement to energy efficiency improvements to ADA-accessibility to sanitation to fire protection - no longer demand congregational resources and volunteer time to repair, replace or simply try to keep afloat. With the loss of the Parish House, the congregation also loses a seriously outmoded fire alarm system, and must install a new fire alarm system for the Sanctuary at the same time as it installs the new one for the new Parish House. Some preliminary Sanctuary roof repairs and a serious assessment of the condition of the roof overall also are needed immediately. Together with a sound system upgrade, new signage, and some modification of the natural-gas HVAC as it is moved for the construction period into the Sanctuary Undercroft, and some security upgrades, these capital improvements represent the first phase of our long-range capital plan, needed between 2010 and 2012.

2) Future capital campaigns after the fund drive to the outfit the new Parish House can be dedicated primarily to the restoration and upkeep of the Sanctuary.

After the redevelopment construction project is complete, periodic "Capital Campaigns" – parish giving above and beyond the annual pledge campaign which funds the operating budget - can be dedicated to tackling major projects solely in the Sanctuary. With a fresh start in a new Parish House, funds will no longer diverted towards the futile attempt to maintain the old parish house, so parishioners can devote their resources to assist the proposed new property endowment fund (see No. 3, following) in a long-term, phased restoration-and-preservation plan for our historic architectural gem of a worship space. We anticipate the need for a Capital Campaign within the first five years after the completion of our new Parish House, to address the problems with the Sanctuary slate roof's copper underlayment, the knob-and-tube wiring remaining in the Sanctuary, and some masonry re-pointing. Depending on resources, we may also include the first stained-glass window cleaning-and-repair as the first step in a long-range, every-year or every-other-year cleaning-and-maintenance protocol for our windows. The goal of this second phase of restoration is to stabilize the building's exterior to prevent further dilapidation, and is anticipated to take place in 2015-2016.



3) The parish proceeds from the condominium sales can be dedicated to the creation of a long-term property endowment.

St. James's, like most parishes, relies upon its parishioners for almost all its financial support (with a sixth of its annual fund coming from building rental and a smaller portion of its annual fund generated by its strictly restricted Connie Milton Fund, and the remainder from pledges).

When faced with urgent capital repairs in the past, we have sought and received the assistance of occasional generous and much-needed grants, such as those provided by the Massachusetts Historical Commission for our roof in the 1980's and by the Cambridge Historical Commission in 2007 for work on the masonry of our Sanctuary's western wall and bell tower. We anticipate a continuing need for grant assistance in the foreseeable future, until our proposed property endowment can grow sufficiently to contribute to our self-sufficiency.

While it will probably be necessary to invest a yet-undetermined portion of our 35% pay-out of the profit from condominium sales directly into the external infrastructure of our historic Sanctuary in Phase Two – 2015-2016 – of our long-range Capital Improvement Plan to prevent damage from further delay, it is our goal to invest the majority of the profit proceeds in a first-time-ever dedicated property endowment, to be drawn upon both for phased repairs to the Sanctuary and perpetual care of all St. James's premises. It is our intention to structure this endowment to be an enduring resource beyond the congregation's annual and capital giving. Such a resource will permit us to meet strategically the increasing restoration demands of our aging Sanctuary, while allowing the parish to dedicate its annual giving to congregational growth and the strengthening of its mission in the community.

The third phase of our proposed long-range capital plan initiates interior renovations in 2020 – 2021, including painting and plastering, and also is the first phase that assumes the beginnings of a 4% or 5% return – anticipated as somewhere between \$35,000 to \$75,000 per annum – on our proposed property endowment as part of its resources. It will be some time before the property endowment grows sufficiently to provide substantially for our restoration-and-maintenance goals. We must continue to rely on capital fund drives for major initiatives in the meantime.

St. James's Episcopal Church

CAMBRIDGE HISTORICAL COMMISSION											
St. James Capital Improvement Forecast											
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
Sanctuary											
Roof											
1 Roof Repair	4,000	4,000	4,000			100,000	100,000				
2 Roofing Maintenance (Slate)						35,000	35,000				
3 Metal and Copper Flashing											
4 Metal & Copper Flashing Maintenance											
Masonry											
5 Entrance/Exit Improvements (Ind. Accessibility)						125,000	125,000				
6 Tuckpointing											
Electrical & Sound											
7 Wiring Improvements (N & T)		1,000	1,000			20,000	20,000				
8 Fire Alarm Replacement		20,000	20,000			2,000	2,000				
9 Sound System Upgrades		1,000	1,000			15,000	15,000				
10 Exterior Lighting			5,000			2,000	2,000				
11 Interior Lighting											
Protection											
12 Fire Protection		2,000	2,000			30,000	30,000				
13 Security Upgrades		1,500	1,500								
Worship											
14 Pews, Book racks and Kneelers		1,000	1,000	500	750	5,000	5,000	750	750		750
15 Floors				5,000	5,000	5,000	5,000	5,000	5,000		5,000
16 Stained Glass Window Repairs											
17 Painting											
18 Signing	1,000	1,000	2,000			15,000	15,000				
HVAC											
19 System Modifications		5,000	5,000	1,000	1,000	1,000	1,000	1,000	1,000		1,000
20 Maintenance	1,000	1,000	1,000	1,000	1,000	354,000	354,000	5,750	5,750		5,750
Sub-Total Sanctuary	5,000	31,500	37,500	10,500	5,750	354,000	354,000	5,750	5,750		
Undercroft/Foundation											
19 Demo Concrete Slab In Undercroft			5,000			5,000					
20 Foundation Maintenance											
21 Undercroft Design											
22 Undercroft Renovation			5,000			5,000					
Sub-Total Undercroft	5,000	31,500	47,500	10,500	5,750	359,000	354,000	5,750	5,750		5,750
Total Capital Improvements	5,000	31,500	47,500	10,500	5,750	359,000	354,000	5,750	5,750		
St. James's Studies											
23 Sanctuary Assessment			10,000	2,500		35,000	35,000				
24 Storage & Archiving Plan											
Total Studies Forecast			10,000	2,500		35,000	35,000				
St. James Redevelopment Forecast											
Parish Hall/Master Condominium											
25 Outfitting		130,000	32,500								
Chapel											
26 Construction	100,000	100,000									
27 Outfitting & FFE		33,000									
Total Development Budget	100,000	263,000	32,500								
Annual Totals	105,000	294,500	85,000	13,000	5,750	389,000	389,000	5,750	5,750		5,750

St. James's Episcopal Church



St. James Capital Improvement Forecast											
Sanctuary											
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Roof											
1 Roof Repair											
2 Roofing Maintenance (Slate)							10,000				
3 Metal and Copper Flashing							10,000				
4 Metal & Copper Flashing Maintenance											
Masonry											
5 Entrance/Exit Improvements (Incl. Accessibility)			10,000								
6 Tuckpointing											
Electrical & Sound											
7 Wiring Improvements (N & T)		80,000									
8 Fire Alarm Replacement						30,000					
9 Sound System Upgrades											
10 Exterior Lighting								5,000			
11 Interior Lighting		25,000	25,000								
Protection											
12 Fire Protection											
13 Security Upgrades											
Worship											
14 Pews, Book racks and Kneeers	750	5,000	5,000	750	750	750	750	750	750	750	
15 Floors		10,000	10,000								
16 Stained Glass Window Repairs	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	
17 Painting		80,000	80,000								
18 Signing	3,500	10,000	10,000								
HVAC											
19 System Modifications		15,000	15,000								
20 Maintenance	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	
Sub-Total Sanctuary	9,250	215,000	225,000	5,750	5,750	35,750	25,750	10,750	10,750	5,750	
Undercroft/Foundation											
19 Demo Concrete Slab In Undercroft											
20 Foundation Maintenance	5,000					5,000					
21 Undercroft Design								35,000			
22 Undercroft Renovation									300,000		
Sub-Total Undercroft	5,000					5,000		35,000	300,000		
Total Capital Improvements	14,250	215,000	225,000	5,750	5,750	40,750	25,750	45,750	310,750	5,750	
St. James's Studies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
23 Sanctuary Assessment		30,000									
24 Storage & Archiving Plan			30,000								
Total Studies Forecast		30,000	30,000								
St. James Redevelopment Forecast	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Parish Hall/Master Condominium											
25 Outfitting											
Chapel											
26 Construction											
27 Outfitting & FFE											
Total Development Budget											
Annual Totals	14,250	245,000	255,000	5,750	5,750	40,750	25,750	45,750	310,750	5,750	

Appendix D. Certificate of Appropriateness in Case 2445, November 4, 2010.



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*
M. Wyllis Bibbins, Robert G. Crocker, Chandra Harrington, Frank Shirley, Jo M. Solet, *Members*
Shary Page Berg, Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

CERTIFICATE OF APPROPRIATENESS

Property: Saint James's Episcopal Church,
1991 Massachusetts Avenue

Applicant: Saint James's Episcopal Church
1991 Massachusetts Avenue
Cambridge, MA 02138

Attention: Rev. Holly Antolini, Priest
Mark Yoder, Senior Warden

Gwen Noyes
Oaktree Development
129 Mt. Auburn Street
Cambridge, MA 02138

The Cambridge Historical Commission hereby certifies, pursuant to the Massachusetts Historic Districts Act (MGL Ch. 40C) and the Cambridge Historical Buildings and Landmarks Ordinance (Cambridge City Code, Ch. 2.78), that the work described below is not incongruous to the historic aspects or architectural character of the building or district:

1. Demolish the parish house, minister's study, and classroom wing.
2. Construct a new parish house/residential condominium.
3. Execute the landscape master plan in two phases with the central garden and perimeter of the new parish house/residential condominium to be completed in the first phase and the perimeter landscaping around the street sides of the historic church sanctuary building to be completed in a later phase.

Approval was granted for work as described on the Construction Documents by Sasaki Associates, Inc. titled, "St. James Place at Porter Square," dated October 25, 2010, with the condition that the construction details and final materials palette be approved by the staff, and that the color of the trim be submitted for review by the Commission.

Case 2445: Saint James's Episcopal Church, 1991 Massachusetts Avenue
Certificate of Appropriateness, page 2

The Commission's approval is granted on the basis of its previous conditions, which are summarized in the Final Landmark Designation Study Report dated November 4, 2010.

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.

This certificate is granted upon the condition that the work authorized herein is commenced within six months after the date of issue. If the work authorized by this certificate is not commenced within six months after the date of issue, or if such work is suspended in significant part for a period of one year after the time the work is commenced, then this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time, for periods not exceeding six months each, may be allowed in writing by the Chair.

Case Number: 2445

Date of Certificate: November 4, 2010
(pursuant to vote October 29, 2010)

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on Nov. 8, 2010.

By William B. King, Chair.

Twenty days have elapsed since the filing of this decision.
No appeal has been filed _____. Appeal has been filed _____.
Date _____, City Clerk